K 2599

For and in consideration of the sum of $15,650.00- - - - - - - - - - - - - - - - - -
FIFTEEN THOUSAND SIX HUNDRED & FIFTY & NO/100- - - - - - - - - - - - - DOLLARS

cash in hand paid by Carlos Wayne Braden and wife, Katherine S. Braden, the receipt of which is hereby acknowledged, we, Edward R. Phillips and wife, Louise T. Phillips, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said CARLOS WAYNE BRADEN AND WIFE, KATHERINE S. BRADEN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 23 on the Plan of Blair Heights, Section Two, as of record in Book 2133, page 51, Register's Office for said County.

Said lot fronts 100 feet on the westerly side of Beverly Drive and runs back between lines, 323.4 feet on the northerly line and 392.14 feet on the southerly line, which is a broken line, to a dead line in the rear, measuring 90 feet thereon.

Being part of the property conveyed to Edward R. Phillips and wife, Louise T. Phillips, by deed from James W. Blair and wife, of record in Book 2490, page 32, said Register's Office.

Taxes for the current year have been prorated and will be paid by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carlos Wayne Braden and wife, Katherine S. Braden, their heirs and assigns, forever.

And we do covenant with the said Carlos Wayne Braden and wife, Katherine S. Braden, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And we, the Grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carlos Wayne Braden and wife, Katherine S. Braden, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of September, 19 56,

Edward R. Phillips

Louise T. Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Edward R. Phillips and wife, Louise T. Phillips, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 20th day of September, 19 56

Commission expires April 26, 1958

W. H. Landis
Notary Public

WARRANTY DEED

FROM EDWARD R. PHILLIPS et ux

TO CARLOS WAYNE BRADEN et ux

21151

$12.50